

PRELIMINARY PLAT PRE-APPLICATION CONFERENCE CHECKLIST

A. General Information

1	Date	
2	North Arrow and graphic scale	
3	Site Location / Vicinity Map	
4	Name of proposed subdivision	

B. Existing Conditions Plan

5	Topographic contours at 2' intervals	
6	Natural or man-made slopes of 14% to 19.99%	
7	Areas with slopes of 20% or more	
8	Hillside/Hillcrest Overlay District and associated 500-foot buffer location and limits	
9	Watercourses, conveyances, and springs	
10	Water bodies and wetlands	
11	Floodway Overlay Zoning District Boundary, Floodway Fringe Overlay Zoning District Boundary, and 100-year floodplain boundary	
12	Drainage basin(s) where the site is located	
13	Most-recent aerial photo (or comparable document) depicting existing tree canopy cover and percent of site under existing tree cover.	
14	Acreage and square footage of the site	
15	All base and overlay zoning districts, including character area overlay districts	
16	Development area standards (traditional or conventional) for the site and adjacent parcels	
17	Planned road network within 1,500' of site (as indicated on the Franklin Major Thoroughfare Plan)	
18	Existing land uses on the site and surrounding parcels	
19	All easements with dimensions and designation as to type	
20	General location of all historic structures or site features	
21	General location of all existing man-made structures and site features (including utilities) both above and below ground	

C. Preliminary Plat

22	Name of development and all individual neighborhoods within subdivision (if applicable)	
23	Preliminary lot lines, square footage, and dimensions	
24	Total acreage of the site	
25	Length of project boundaries	
26	Minimum and maximum setback or build-to lines; however, building envelopes shall NOT be shown	
27	Total proposed density	
28	Proposed land uses on the site	
29	Location of major common open space areas, including minimum open space, buffers, and parkland dedication requirements	
30	Proposed street and alley rights-of-way widths and classification (with names where available) in the proposed project	
31	Proposed connections to existing and proposed streets located outside the development	
32	Depiction or description of circulation systems, including vehicular, pedestrian, emergency, and transit (if applicable)	
33	Conceptual stormwater management plan or stormwater narrative	
34	Proposed utility easements and utility features	